



Development Review (Minor) Staff Approval

94-SA-2019

9W043

DC Ranch Market Street
Building Q Suite 110

APPLICATION INFORMATION

LOCATION:	20775 N Pima Rd Ste 110	APPLICANT:	Louis Vergne
PARCEL:	217-68-687A	COMPANY:	Louis Vergne, LAVA Architecture
Q.S.:	41-49	ADDRESS:	3433 E. Hatcher Road Phoenix, AZ 85028
ZONING:	PNC, PCD	PHONE:	(602) 354-8765

Request: Rework existing southeastern windows and storefront for new windows and storefront with doors with material and finishes to match existing architecture.

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by LAVA Architecture, Inc., with a city staff date of 04/09/2019.
2. Exterior lighting and signs require a separate review and approval.


CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

- PERMIT APPLICATION: Completed Permit Application
 ARCHITECTURAL: 4 sets of architectural plans and 1 additional site plan and elevation

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:  Date: April 9, 2019
 Meredith Tessier, 480-312-4211

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ www.ScottsdaleAZ.gov

Bldg. Q. Suite 110

DC Ranch Market St. Tenant Improvement

Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the safety triangle shall be single trunk and have a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.

Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.

The temporary/security fence location shall not be modified or the temporary/security fence shall not be removed without the approval of the Planning and Development Services' Inspection Services Division.

All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

All signs require separate permits and approvals.

A master sign program shall be subject to the approved of the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.

No exterior vending or display shall be allowed.

Flagpoles, if provided, shall be one piece conical tapered.

No exterior public address or speaker system shall be allowed.

Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.

All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest unit by parapet or screen wall that matches the architectural color and architectural finish of the building. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall that matches the architectural color and architectural finish of the building, which is a minimum of 1'-0" higher than the highest point of tallest unit. (Details are still required.)

All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.

No exterior visible ladders shall be allowed.

All pole-mounted lighting shall be a maximum of 20 feet in height.

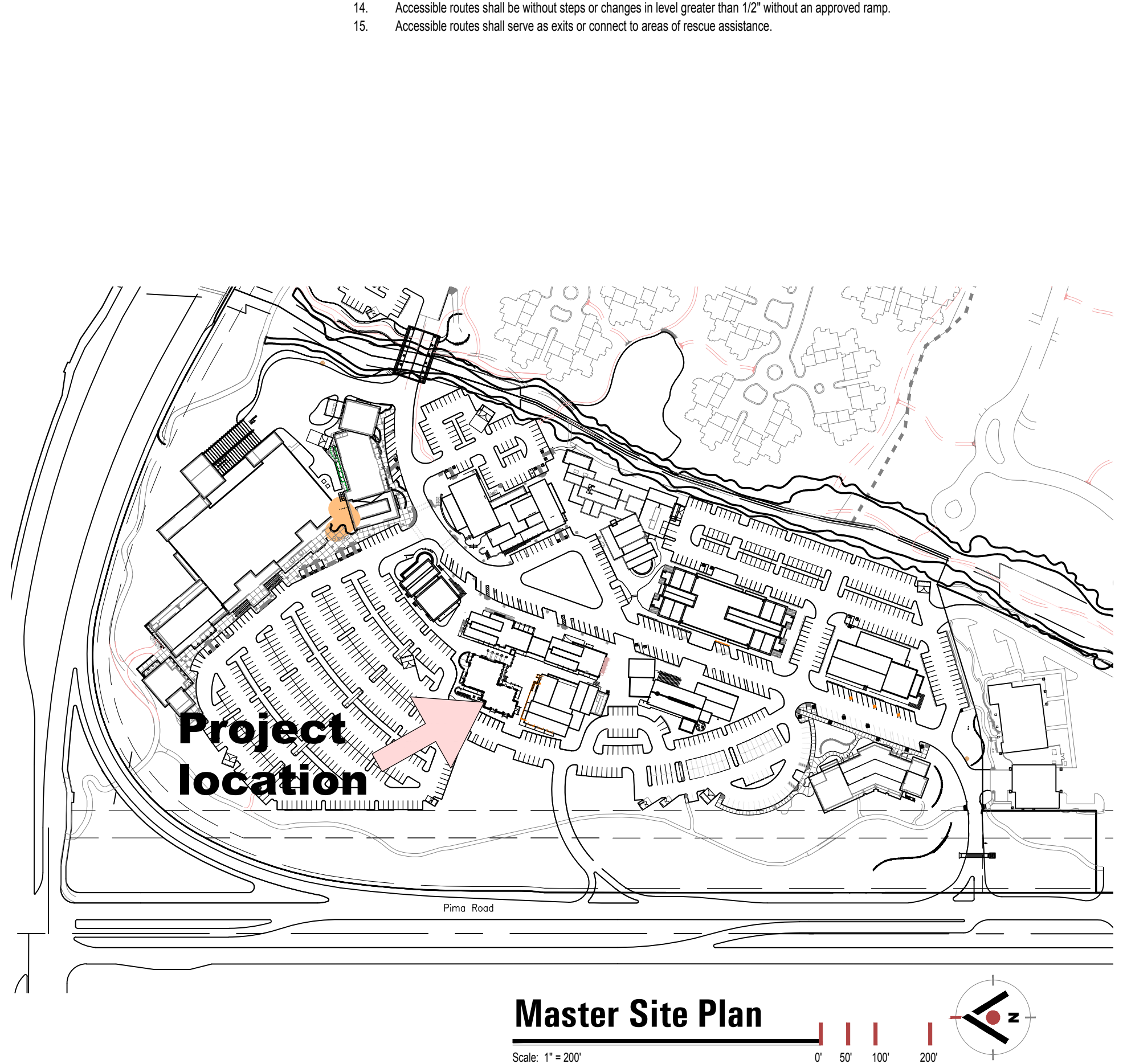
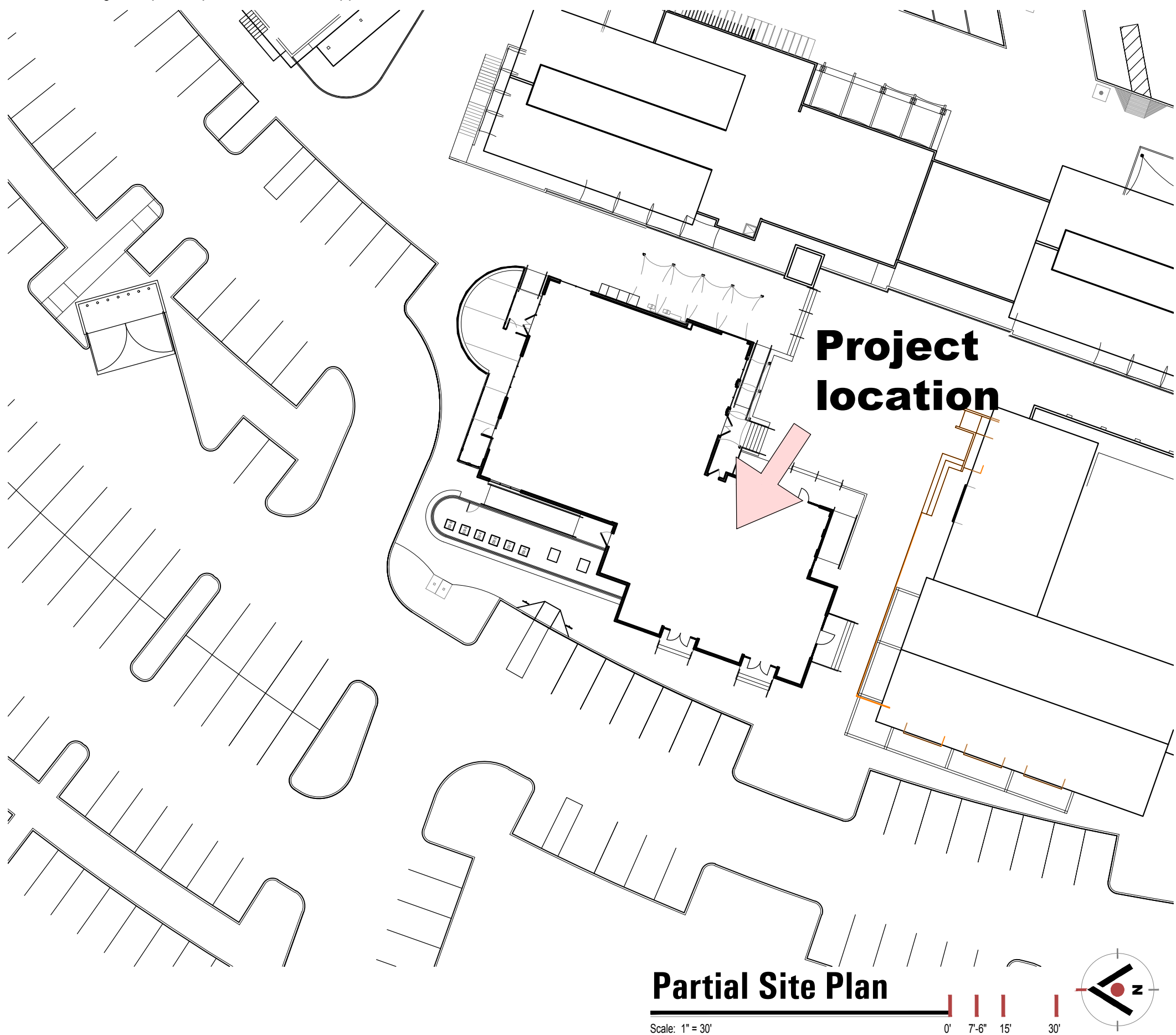
No chain link fencing shall be allowed.

No turf areas shall be provided.

No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.

Staff Approval Stipulations (341-SA-2016)

- At time of final plans, the applicant shall indicate that the new perforated metal located on the west building facade is 75% solid.
- No liquor sales shall be permitted on the patio prior to City Council Approval of a liquor license.
- The new LED fixtures located behind the perforated metal shall be directed inward toward the wall surface.
- All signs require separate review and approval.



City of Scottsdale Fire Department Notes:

- Submit shop drawings for any modification of existing fire sprinkler system and comply with NFPA 13 & local amendments. In light hazard occupancies, existing standard response sprinkler heads within tenant space shall be changed out to quick response when scope of work will add and/or relocate 50% or more sprinkler heads.
- All fire protection systems shall remain operational and modified as necessary for code compliance.
- Install fire extinguishers per IFC. Fire extinguisher quantity and location(s) shall be approved by fire inspector.
- Exit and emergency lighting shall comply with city ordinance and IFC.
- Numerical premises ID must be legible from street or drive. Minimum 12" numbers for building and 4" numbers for suite.
- Submit shop drawings for any modification of fire alarm system (if existing) to comply with NFPA 72 & local codes.
- New Type 1 hood systems require submittal of plan for automatic hood extinguishing systems in compliance with current U.L. 300 standards. Existing Type 1 hood systems shall be upgraded to comply with current U.L. 300 standards.
- Warehouse racks for storage over 12' in height require separate submittal for approval prior to installation.
- Separate submittal & approval is required for MAG locks.
- Compressed gas storage (CO2) required separate fire department permit.

Fire Department Permit is required for compressed gas CO2 tank install. All installed compressed gas CO2 tanks must conform to current International Fire Code (IFC) & NFPA 55. Inspection by Fire Department Personnel may take place before and/or during use period of this permit. Contact Fire Plan Review @ 480-512-2500.

City of Scottsdale Tenant Improvement Notes:

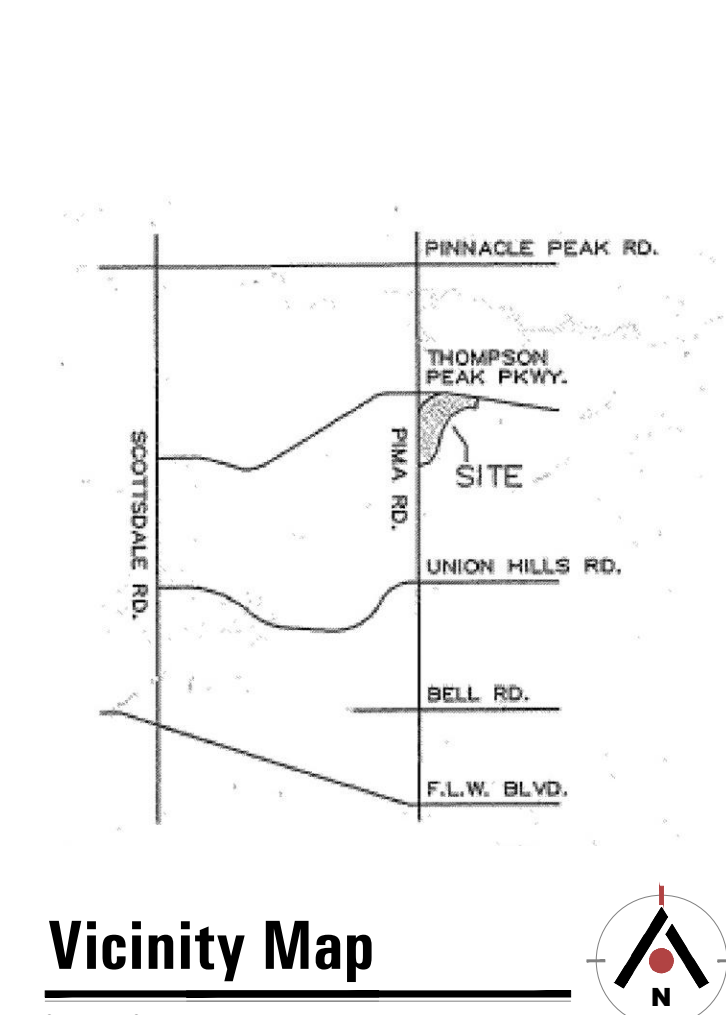
- All signs require separate permits and approvals.
- No exterior vending or display shall be allowed.
- There shall be no roof mounted or ground mounted mechanical, utility and communication equipment installed or permitted with this approval.
- All equipment, utilities or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.

Accessibility General Notes:

- Accessible entrances to the buildings shall be identified by the international symbol of accessibility.
- Exterior exits which are located adjacent to accessible areas & within 6' of adjacent ground level shall be accessible.
- Accessible ramps req. by ANSI A117.1 shall not have slopes which exceed 1 ft. in 12 feet.
- The surface of ramps & ground surfaces shall be roughened or shall be of slip resistant materials.
- An accessible route of travel 3 ft. wide minimum must be provided to all portions of buildings & the public way. Accessible routes shall have a maximum slope of 1:20, and a maximum cross slope of 1:50.
- Threshold must be maximum 1/2" in height or less and comply with Section 1008.1.7 of IBC.
- The primary entrance to buildings must be accessible. All other required exit/entrances must be accessible.
- All accessible parking spaces shall have a slope not exceeding 1:50.
- All accessible parking spaces shall be outlined, have a contrasting color and the international wheelchair symbol on the ground within the space.
- All accessible parking spaces shall have a sign (minimum 3 ft. above finish grade in front of the space) which includes the international symbol of accessibility.
- Signs designating permanent rooms and spaces shall meet accessibility requirements.
- All electrical receptacles and controls shall be 18" minimum & 48" maximum above finish floor.
- All alarms shall be audible & visual and meet accessibility requirements.
- Accessible routes shall be without steps or changes in level greater than 1/2" without an approved ramp.
- Accessible routes shall serve as exits or connect to areas of rescue assistance.

Sheet Index

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A2.1	Details
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S1.3	Typical Details
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M1.2	Mechanical New Plan
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E2.0	One-Line Diagram
E3.0	Panelboard Schedules



Project Data

Owner/Developer:
Whitestone REIT
20789 N. Pima Road
Suite 210
Scottsdale, Arizona 85255
Contact: Mike Parrish
480.397.1908
mparrish@whitestonereit.com

Architect:
LAVA Architecture, Inc.
3433 E. Hatcher Road
Phoenix, Arizona 85208
Contact: Lou Vergne
602.354.8765
lvergne@lavaarchitecture.com

Structural Engineer:
Bakkum Noelke
2525 E. Arizona Biltmore Circle
Suite D-240
Phoenix, Arizona 85016
Contact: Greg Bakkum
602.955.9200
gbakkum@bakkumnoelke.com

M, P & E Engineer:
Kraemer Consulting Engineers
2050 W. Whispering Wind Drive
Suite 158
Phoenix, Arizona 85085-2864
Contact: Troy Wurth
602.285.1669
troy@kraemereng.com

Codes:
2015 International Building Code (IBC) Administrative Provisions
2015 International Building Code (IBC)
2015 International Energy Conservation Code (IECC)
2015 International Existing Building Code (IEBC)
2015 International Fuel Gas Code (IFGC)
2015 International Green Construction Code (IGCC)
2015 International Mechanical Code (IMC)
2015 International Residential Code (IRC)
2015 International Plumbing Code (IPC)
2014 National Electrical Code (NEC)
2015 International Fire Code (IFC)
2010 ADA Standards for Accessible Design and ICC/ANSI A117 (ADA)

Zoning: PNC & C-0
Project site zoning: PNC

Net Site Area: PNC 964,471 s.f. (22.14 acres) +/-
C-0 432,471 s.f. (9.93 acres) +/-

Total Building Area: 276,068 s.f.

Parking:	Required:	Provided:
Overall: (existing - no changes)		
Parking stalls:	832	1,040
Accessible stalls:	33	47
Bicycle Racks:	83	100
Project: (existing - no changes)		
Parking stalls (1:325):	19	19+
Accessible stalls:	1	1
Bicycle Racks:	1	1

Occupancy: Assembly Group A-2 (Section 303.3)

Construction Type: Type VB Sprinklered (602)

Building Area: 6,175 s.f.
Project (Suite 110) Area: 3,155 s.f.

Restaurant/Dining area: 1,025 s.f.
Bar service area: 200 s.f.
Kitchen area: 480 s.f.

Occupant Load (Section 1004 & Table 1004.1.2):

Indoor:	
Assembly:	Dining (indoor) 56 seats Dining (outdoor) 46 seats Bar 18 seats 120 seats
Kitchen/Bar/Server @ 1/200:	680 s.f. 4 O.L.
Storage @ 1/300:	110 s.f. 1 O.L.
Office @ 1/100:	29 s.f. 1 O.L.
Toilet Rooms	170 s.f. 4 O.L.
Total Indoor:	130 O.L.
Outdoor:	
Patio Dining @ 1/15:	1,050 s.f. 70 O.L.
Total Tenant Occupant Load Allowed:	159 O.L.
Total Seating Provided:	120 seats

Required Exits (Section 1021 & 1015.1):
Suite 110: Required: 2 Provided: 3

Fence:
Existing: 105 L.F.
New: 5' L.F.
Total: 110' L.F.

Project Description

The project consists of interior improvements to an existing vacant restaurant suite to provide for new restaurant tenant. Exterior work shall include rework of existing windows & storefront at southeast corner. Remaining exterior building and hardscape to remain undisturbed.

- Fire alarm and sprinkler design and drawings to be deferred to separate submittal for permit.
- No bulk storage of CO2 will be provided at these premises.
- 40% or more of gross revenue is derived from sales of prepared food.
- No liquor sales permitted until license is approved under separate submittal.
- Pending liquor sales will not continue after full kitchen closes.

General Contractor shall be responsible for all Sub-Contractors reviewing full set of documents and specifications for complete scope of work described within.



Preliminary Bid Package
City Submittal Construction

Project Number: 1901

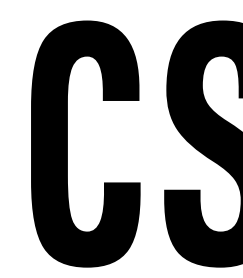
Date: 19 Feb 2019

Revisions:

DC Ranch Market Street
Bldg. Q Suite 110 T.I.
 20775 N. Pima Road, Scottsdale, Arizona 85255



Title: Cover Sheet
Data, Sheet Index, Site Plan
Sheet Number:



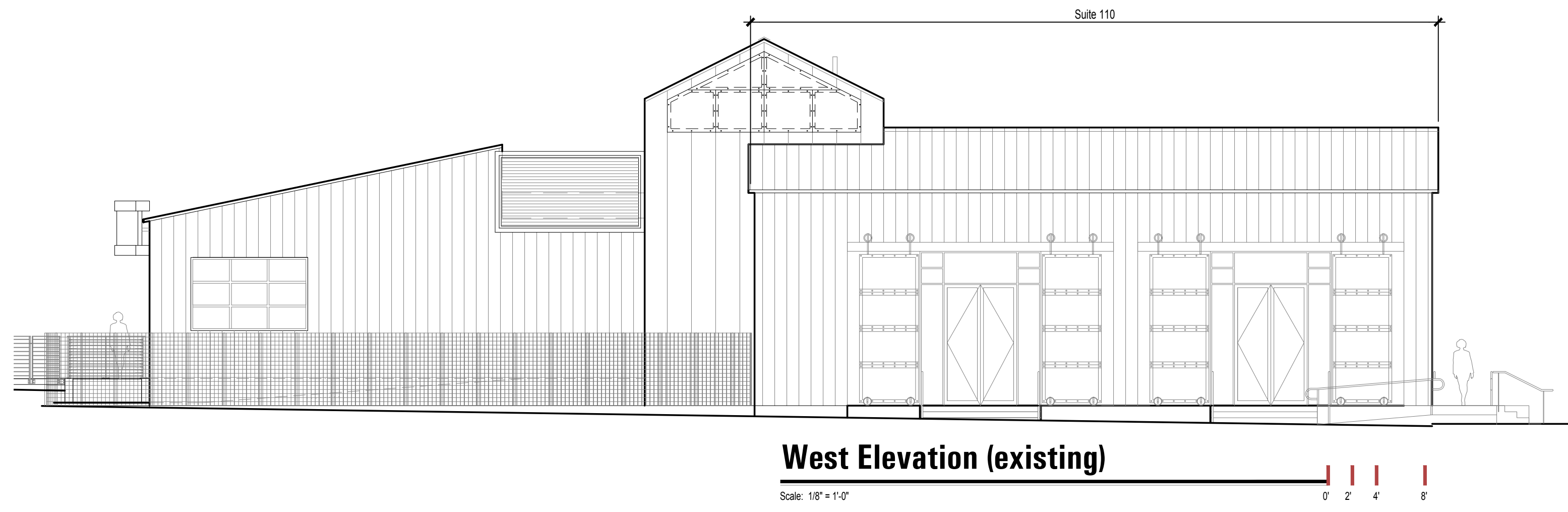


LAVA Architecture, Inc.
3433 E. Hatcher Road
Phoenix, Arizona 85028
602.354.8765



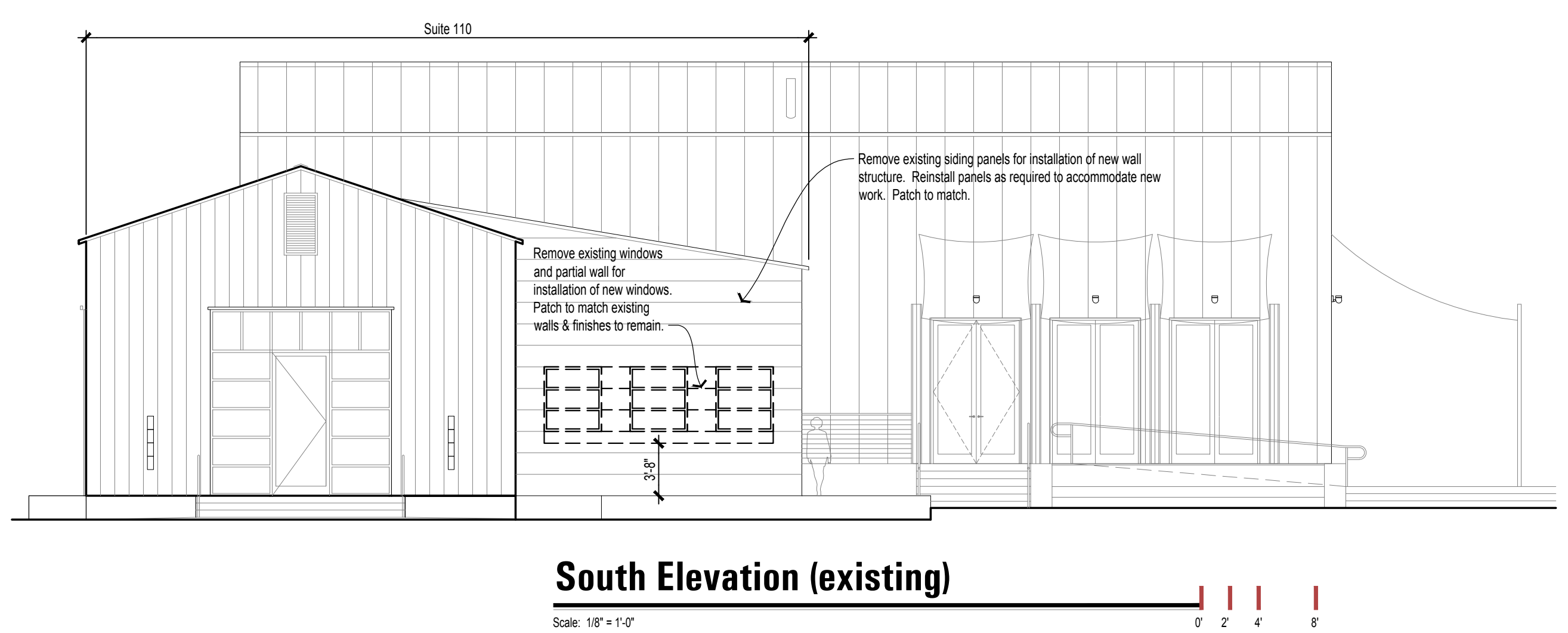
OWNERSHIP OF INSTRUMENTS OF SERVICE
I hereby certify that I am the author, creator, designer, drafter, or preparer of the drawings and documents prepared by LAVA Architecture, Inc. and that I am the owner of the copyright in these drawings and documents. I warrant that I am not providing these drawings and documents to any other person or entity without the written consent of LAVA Architecture, Inc.

Preliminary Bid Package
City Submittal Construction
Project Number: 1901
Date: 19 Feb 2019
Revisions:



APPROVED
STIPULATION SET
RETAIN FOR RECORD

04/17/2020 DATE APPROVED BY



- Storefront General Requirements:**
- 4 1/2" x 1 3/4" dark bronze, anodized color aluminum frame, typ.
 - Glazing to comply with 2015 IECC energy requirements per Table 402.4, typ.
 - Provide tempered (T.), safety glazing at doors and panels up to 8'-0" a.f.f.
 - Contractor to verify rough openings prior to ordering storefront.
 - Provide shims s required for installation into rough opening.
 - Provide continuous sealant (match adjacent wall color) at perimeter of storefront. Install per manufacturer specifications.
 - Door hardware to be push/pull with cylinder keylock. Interior panic hardware to be provided as required for occupancy by future tenant. Future tenancy to be determined by separate submittal and permit. Manufacturer of hardware to be Schlage or approved equal. Hardware to be fully compliant with 2015 IBC egress requirements.

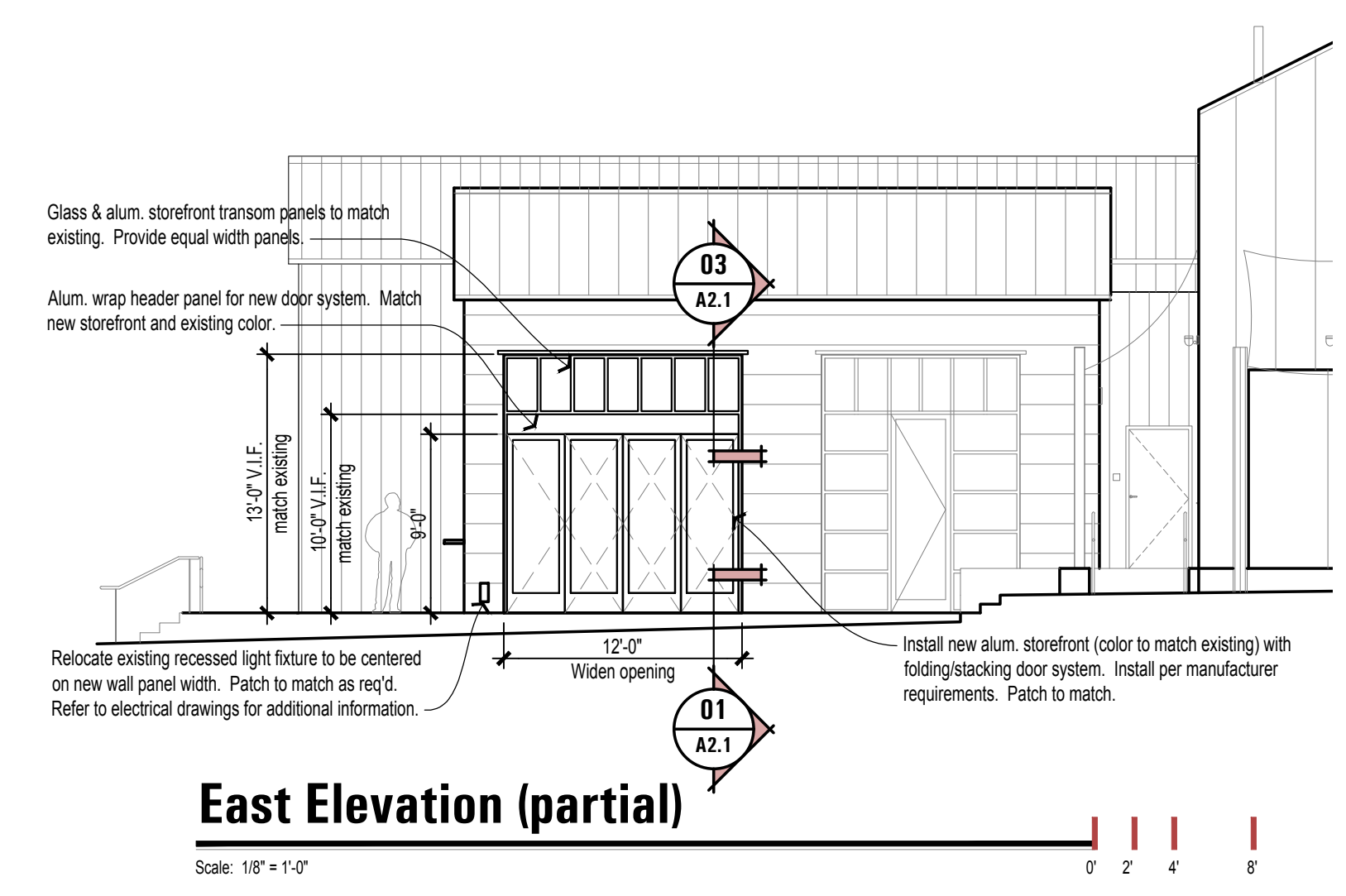
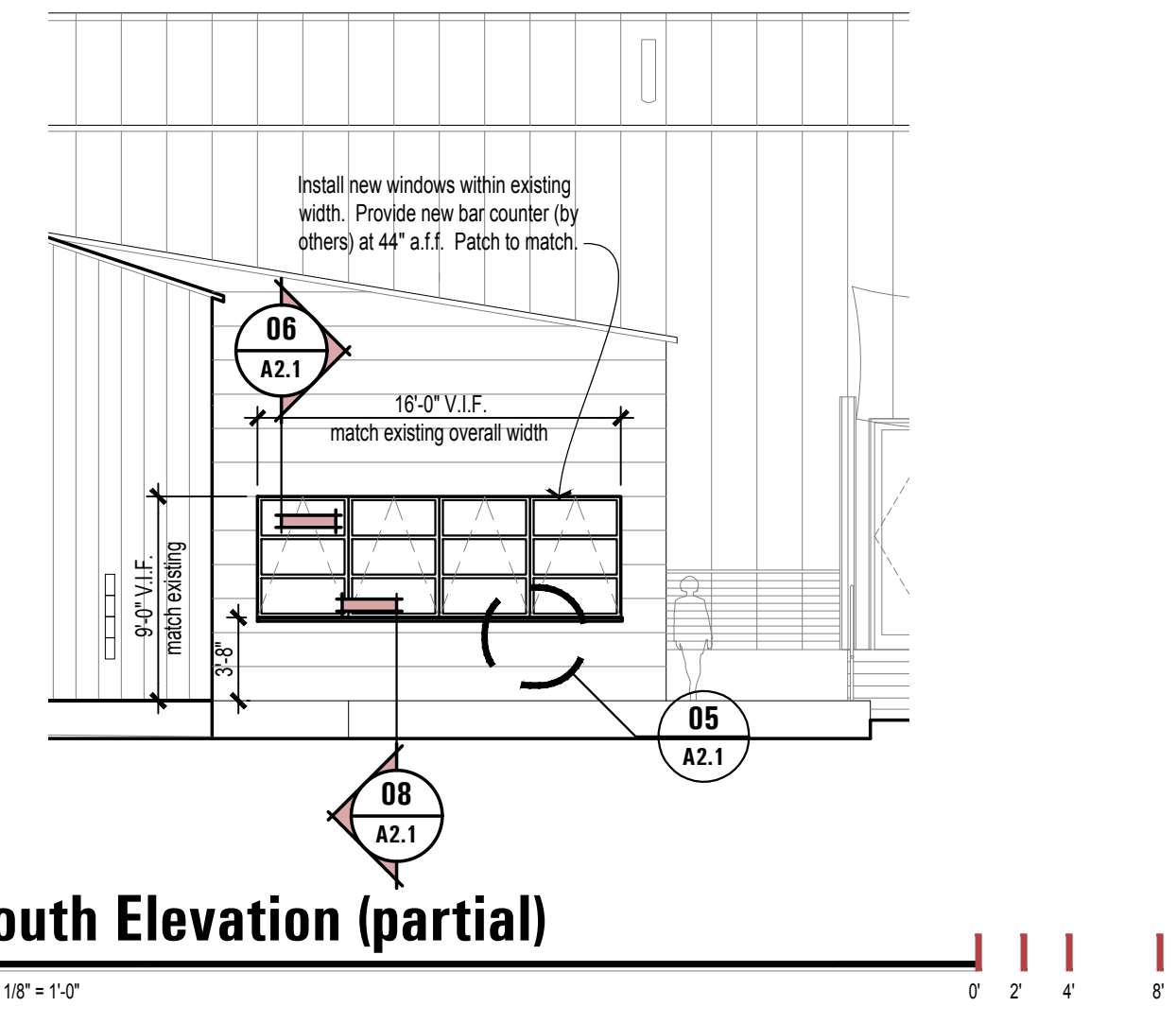
Vertical Fenestration Requirement
(2015 IECC Table C402.4 - Climate Zone 2)

Maximum U-factor	
Fixed fenestration	0.50
Operable fenestration	0.65
Entrance doors	0.83

SHGC (orientation PF - projection factor)	SEW	
	S	N
PF < 0.2:	0.25	0.40
0.2 ≤ PF < 0.5:	0.30	0.37
PF ≥ 0.5:	0.40	0.40

New glazing PF:
Storefront door: N/A
Bar windows: N/A

Contractor to provide new windows and storefront to meet and/or exceed vertical fenestration requirements as noted above.
Contractor to submit documentation as such prior to ordering.



DC Ranch Market Street
Bldg. Q Suite 110 T.I.
20775 N. Pima Road, Scottsdale, Arizona 85255



Title: Exterior Elevations

Sheet Number:

A1.4



01 April 2019

City of Scottsdale Planning

**Narrative: DC Ranch Market Street Building Q
Suite 110 Tenant Improvement
20775 N. Pima Road, Scottsdale, AZ**

The scope of work is to provide for the remodel of portions of the exterior façade to Building Q at DC Ranch Market Street. The intent is to provide for the conversion of three (3) existing windows to a continuous row of windows for a new bar area and to replace the existing southeastern storefront with a new folding door storefront similar to existing in appearance. The remaining building shell will be undisturbed.

All remodeled and new materials shall match existing in color and appearance for an integrated improvement.

The proposed remodel has been presented to and approved by the DC Ranch Covenant Commission. Please refer to the attached approval.

Please review the attached Exhibit document for clarity of scope of work.

Please review for scheduling to discuss the process to enable the project to move forward.

Very truly yours,

Louis A. Vergne, R.A., A.I.A.
President



MODIFICATION REQUEST

Covenant Commission

Date: 4-1-19 Parcel: _____ Lot: _____

Property Address: 20775 N. PIMA Suite 110

Owner: Whitestone at Market Street DC Ranch LLC Submitted by: OWNER

Address: 20789 N. PIMA, Suite 210 Address: _____
Scottsdale, AZ 85255

Phone: 480-584-0281 Phone: _____

Fax: _____ Fax: _____

E-mail: mparrish@whitestoneit.com E-mail: _____

SIGNATURE: [Signature]

Submittal Fee \$ 100 payable to DC Ranch Covenant Commission (Refer to Modification Fee Schedule)

Supporting Documents attached (check all that apply):

- Drawings (2 copies, 11"x17" max size)
- Product Samples with Specifications
- Photos of areas to be modified
- Plans & Elevations
- Color Samples with Specifications

Please allow 30 days for review

Livable or non-livable square feet added by this modification: _____

Describe proposed modifications in detail:

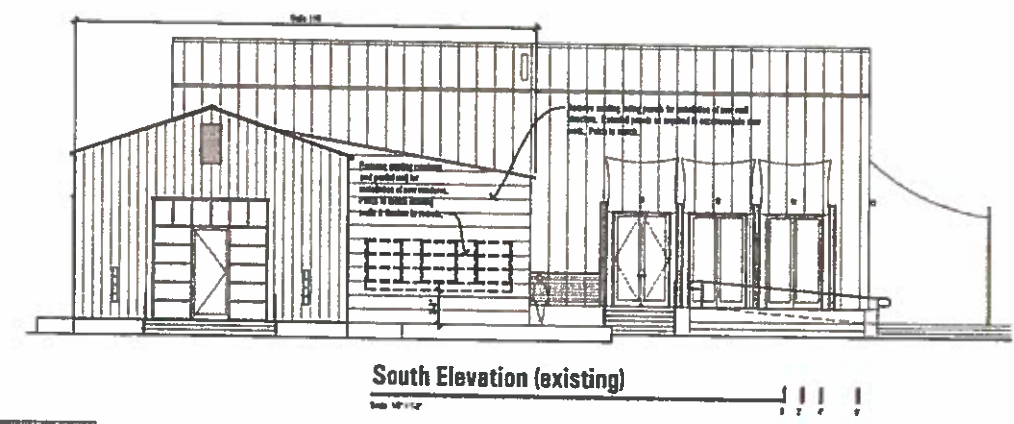
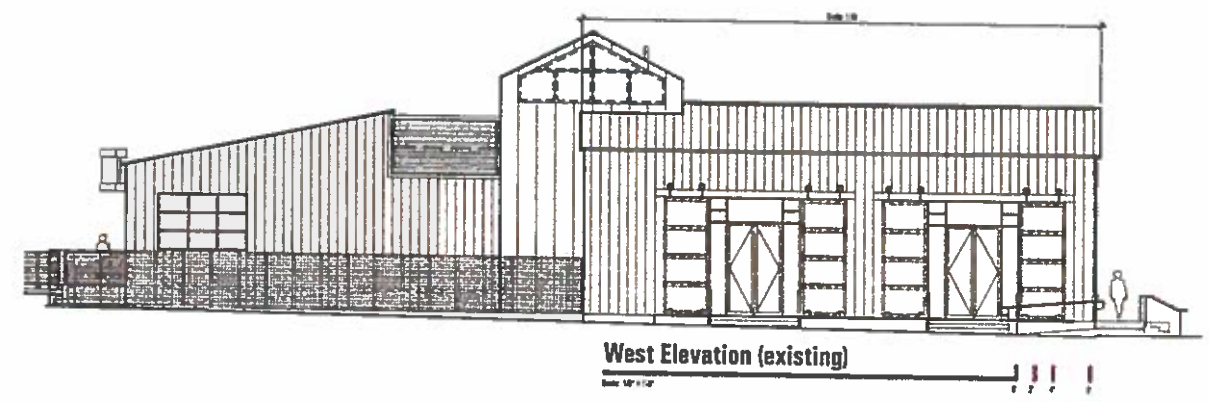
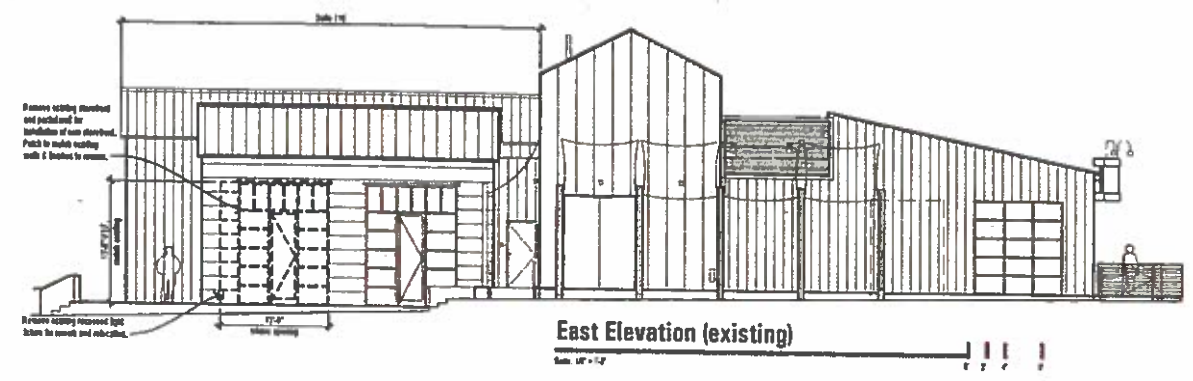
Replacing windows for new restaurant. windows to match architectural with complex.

**DC RANCH
COVENANT COMMISSION**

APR 01 2019

APPROVED

Prior sub-association approval is required if you live in Parcels 2.4, 2.7, 4.2, 4.11, 1.12, 1.15 and 1.16, 2.8, and T5. Improvements may require permits from the City of Scottsdale building and/or zoning departments, 480.954.2500.



- Storefront General Requirements:**
1. 4" x 1" dark bronze, anodized color aluminum frame, typ.
 2. Glazing to comply with 2015 IECC energy requirements per Table 402.4, typ.
 3. Provide tempered (T.) safety glazing at doors and panels up to 8'-0" e.l.l.
 4. Contractor to verify rough opening prior to ordering storefront.
 5. Provide airframe as required for installation into rough opening.
 6. Provide continuous weather (match adjacent wall color) at perimeter of storefront. Install per manufacturer specifications.
 7. Door hardware to be push/pull with cylinder keylock. Interior panic hardware to be provided as required for occupancy by future tenant. Future tenancy to be determined by separate submittal and permit. Manufacturer of hardware to be Schlage or approved equal. Hardware to be fully compliant with 2015 IBC egress requirements.

Vertical Fenestration Requirement
(2015 IECC Table C402.4 - Climate Zone 2)

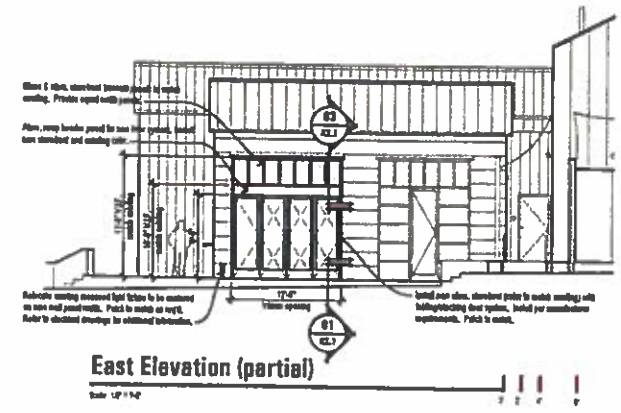
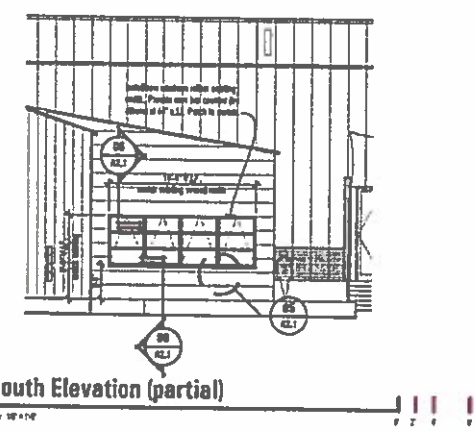
Maximum U-factor	0.50
Fixed fenestration	0.85
Operable fenestration	0.83
Entrance doors	0.83

SHGC (orientation PF - projection factor)

PF < 0.2:	SHGC	U
0.2 ≤ PF < 0.5:	0.30	0.40
PF ≥ 0.5:	0.40	0.40

New glazing PF:
Storefront door: N/A
Bar windows: N/A

Contractor to provide new windows and storefront to meet and/or exceed vertical fenestration requirements as noted above.
Contractor to submit documentation as such prior to ordering.



LVA
LAVA Architecture, Inc.
3433 E. Hillman Road
Phoenix, Arizona 85028
602.964.8788



Primary Bid Package
City Submittal Construction
Project Number: 1901
Date: 19 Feb 2019
Preliminary

**DC Ranch Market Street
Bldg. Q Suite 110 T.I.**

20775 N. Pima Road, Scottsdale, Arizona 85255



Exterior Elevations
A1.4

DC RANCH
COVENANT COMMISSION



APR 01 2019

(APPROVED)

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: _____
- b. County Tax Assessor's Parcel Number: _____
- c. General Location: _____
- d. Parcel Size: _____
- e. Legal Description: _____


(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Date

Signature

_____	_____, 20__	 _____
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov